



GEORGES RIVER COUNCIL

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP)

Minutes of a Meeting of the Georges River Independent Hearing and Assessment Panel held on Thursday, 20 July 2017 at HURSTVILLE CIVIC CENTRE.

Commencing at 4.00PM

COMMITTEE MEMBERSHIP

Participants:

- Mr Adam Seton (Chairman)
- Ms Gabrielle Morrish (Panel Member)
- Ms Juliet Grant (Panel Member)
- Mr Cameron Jones (Community Representative)

Additional Invitees:

- Meryl Bishop (Director Planning and Environmental Services)
- Tina Christy (Manager Development and Building)
- Catherine McMahon (Manager Strategic Planning)
- Cathy Mercer (Admin Assistant)
- Monica Wernej (Admin Assistant)

1. APOLOGIES AND DECLARATIONS OF PECUNIARY INTEREST

There were no apologies received

Gabrielle Morrish declared a conflict on interest in relation to Item 3.3 Planning Proposal 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Lane Hurstville and note that she left the room and did not participate in any discussion or deliberation on the matter.

2. PUBLIC SPEAKERS

The meeting commenced at 4.01pm and at the invitation of the Chair, registered speakers were invited to address the panel on the items listed below.

The public speakers concluded at 4.38pm and the IHAP Panel proceeded into Closed Session to deliberate the items listed below.

3. GEORGES RIVER INDEPENDENT HEARING AND ASSESSMENT PANEL REPORTS

3.1 100 Rosa Street Oatley

Speaker:

- Max Howard (Objector)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Approval

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2016/0117 for demolition of existing dwelling and construction of new dwelling at 100 Rosa Street, Oatley, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 20 July 2017 except:

1. Change Condition 10 (iii) to read:

“The roof structure above the front porch is to be lowered such that it does not exceed a reduced level RL48.4. The balcony on the first level western elevation is to be deleted. The upper roof form on either side of the central entry is to be amended to delete the aluminium composite parapet and proposed roof and replace with two skillion roof forms to commence pitch at RL48.97 and to terminate 2100mm above first floor level. Eaves are to be provided at a minimum of 600mm overhang.”

2. Add new condition 10 (iv) to read:

“The materials for the dwelling are to be amended as follows:

- The ground floor is to be changed to face brickwork. The brickwork is to extend to a height equivalent to 1m above first floor level (underside of first floor window sill). The external wall above this level is to be lightweight cladding.”

3. Add new condition 10 (v) to read:

“The natural ground level on the lower terrace area adjoining the eastern boundary shall be retained.”



Adam Seton
Chairperson

3.2 9 Mashman Avenue Kingsgrove

Speaker:

- Azzam Yousef (on behalf of Applicant)

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

Approval:

The Georges River Council IHAP as the delegate of the Georges River Council determines Development Application No. DA2016/0309 for demolition of existing and construction of two storey boarding house at 9 Mashman Avenue, Kingsgrove, by granting consent to the application subject to the conditions recommended in the report submitted to the IHAP meeting of 20 July 2017 except:

1. Delete paragraph (c) of Condition CC2004.
2. Add the following to Condition CC2004:
 - (f) The storeroom in the garage is to be changed to a laundry and laundry facilities are to be provided within that room for the use of all lodgers.
 - (g) Kitchen facilities are to be provided in the common room for the use of all lodgers.
 - (h) A screened bin storage area is to be provided on the eastern side behind the open car parking area.
 - (i) A minimum 1m wide landscape strip is to be provided between the entry path and the concrete apron to the garage.



Adam Seton
Chairperson

3.3 Planning Proposal 53-75 Forest Road, 108-126 Durham Street and 9 Roberts Lane Hurstville

Speaker:

- No speakers registered

Voting of the Panel Members:

Gabrielle Morrish declared an interest and took no part in the decision making. The decision of the remaining Panel was unanimous.

Determination

That the Georges River IHAP recommends to the Council that the Planning Proposal to amend Hurstville Local Environmental Plan 2012 (“Hurstville LEP 2012”) in respect of the “Hurstville East” site be deferred so that:

1. A provision is included for affordable housing to be incorporated in any development on the site equivalent to not less than 5% of the gross floor area of the development.
2. A revised urban design analysis is undertaken to assess the inter-relationship between the proposed height and floor space ratio, considering provision of ground level communal open space, street setbacks, road widening, as well as compliance with all aspects of the Apartment Design Guide.
3. Provisions are developed that require amalgamation in order to develop to the maximum heights and floor space ratios as outlined in the proposal.



Adam Seton
Chairperson

3.4 Results of Public Exhibition of Planning Proposal to vary Clause 4.4A and Clause 6.6 of Hurstville LEP 2012

Speaker:

- No speakers registered

Voting of the Panel Members:

The decision of the Panel was unanimous.

Determination

1. That the Georges River IHAP note the exhibition of the Planning Proposal No. PP2015/0002 and the submission received from SSP Services on behalf of the owners of 279 and 281 Belmore Road Riverwood.
2. That the Georges River IHAP recommends to the Council that the Planning Proposal PP2015/0002 to amend Clauses 4.4A and 6.6 of the Hurstville Local Environmental Plan 2012 (as outlined in this report) be supported and finalised in accordance with Section 59 of the *Environmental Planning and Assessment Act 1979*.



Adam Seton
Chairperson

4. CONFIRMATION OF MINUTES BY CHAIR

GEORGES RIVER INDEPENDENT HEARING ASSESSMENT PANEL (IHAP) - 20 JULY 2017

That the Minutes of the Georges River Independent Hearing Assessment Panel (IHAP) held on 20 July 2017 were confirmed.

The meeting concluded at 5.38pm.



Adam Seton
Chairperson